

028.A

0004

0015.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

1,234,500 / 1,234,500

APPRaised:

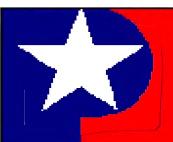
1,234,500 / 1,234,500

USE VALUE:

1,234,500 / 1,234,500

ASSESSED:

1,234,500 / 1,234,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
15		WINTER ST, ARLINGTON

Legal Description		User Acct
		318416
		GIS Ref
		GIS Ref
		Insp Date
		05/17/17

OWNERSHIP

Unit #:

Owner 1: BROOKS AVENUE LLC

Owner 2:

Owner 3:

Street 1: PO BOX 288

Street 2:

Twn/City: ARLINGTON

StProv: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DAVIDSON HENRY E/ETAL -

Owner 2: DAVIDSON HENRY E JR -

Street 1: 30 PARK AVE

Twn/City: ARLINGTON

StProv: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Clapboard Exterior and 5027 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8293																

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Average			land being developed 11/2014.													
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1	- Concrete			A 3QBth:	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 2	- Clapboard			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 9	- Standard			OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1											
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2													
Year Blt: 2014	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct: G18	Fact: .			Floor:				Totals	RMs: 10	BRs: 4	Baths: 2	HB 1									
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL									
INTERIOR INFORMATION								Interior:	1	10	4	m									
Avg Ht/FL: STD				Phys Cond: AV - Average	3.0 %			Additions:													
Prim Int Wal 2	- Plaster			Functional:		%		Kitchen:													
Sec Int Wall:		%		Economic:		%		Baths:													
Partition: T - Typical				Special:		%		Plumbing:													
Prim Floors: 3	- Hardwood			Override:		%		Electric:													
Sec Floors:		%		Total:	3 %			Heating:													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:													
Subfloor:				Basic \$ / SQ: 250.00																	
Bsmnt Gar: 2				Size Adj.: 0.61935550																	
Electric: 3	- Typical			Const Adj.: 1.04989493																	
Insulation: 3	- Typical			Adj \$ / SQ: 162.565																	
Int vs Ext:				Other Features: 59259																	
Heat Fuel: 2	- Gas			Grade Factor: 1.21																	
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.20000005																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 1272637																	
% Com Wal	% Sprinkled			Depreciation: 38179																	
				Depreciated Total: 1234458																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 028.A-0004-0015.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:													Total Special Features:							
Total:														Total:							